

COMMUNITY MEETING REPORT  
**Petitioner: Integra Land Company**  
Rezoning Petition No. 2021-259

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of the Petitioner mailed a written notice of the date, time and virtual format of the Community Meeting (with instructions on how to request access to the virtual meeting) to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on April 26, 2022. A copy of the written notice is attached hereto as Exhibit B.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held via Zoom on Wednesday, May 11, 2022 at 6:30 p.m.

**PERSONS IN ATTENDANCE AT MEETING:**

The following persons attended the Community Meeting: Lane and Kurt Blevins. The Petitioner's representatives at the Community Meeting were: Austin McDaniel with Integra Land Company; Eddie Moore with McAdams; and Ty Shaffer with Robinson Bradshaw & Hinson.

**SUMMARY OF ISSUES DISCUSSED:**

The slides attached as Exhibit C were presented at the meeting. Copies of those slides will be made available on request, and also will be posted to the Planning Department's website on the page for this Petition.

Ty Shaffer welcomed everyone to the Community Meeting and introduced the Petitioner's representatives. Mr. Shaffer then provided the current schedule of events relating to this Rezoning Petition:

- Public Hearing—June 20, 2022
- Zoning Committee Work Session—July 5, 2022
- City Council Decision—July 18, 2022

He explained that the Public Hearing on June 20 is the opportunity for the public to speak in favor of or against the Petition. He explained that these are the earliest dates on which each meeting could occur, and that if any meeting is deferred he will inform the attendees at the e-mail address they provided when requesting meeting attendance instructions.

Mr. Shaffer explained that the rezoning site is two parcels totaling approximately 3.57 acres, and making up the entire block bound by N. Tryon St. to the east and N. Church St. to the west, and

between W. 26<sup>th</sup> St. to the south and W. 27<sup>th</sup> St. to the north. He explained that the site currently is zoned I-2, and that the Petitioner is requesting that the site be rezoned to the MUDD (CD) zoning district to permit development of a residential community on the site that contains up to 350 apartments, at least 2,500 SF of non-residential uses, and other uses permitted in the MUDD zoning district. He explained that the development standards require that the 2,500 SF of non-residential uses be on the first floor of the building proposed for the site, on the N. Tryon St. side. He also explained that the development standards contain a list of certain uses that would not be permitted on the site. Mr. Shaffer explained that the request is a conditional rezoning, meaning that the development of the site would be required to conform to the approved rezoning plan and conditions agreed to by the Petitioner.

Mr. Shaffer gave a brief overview of the conditional rezoning plan. He pointed out that the site would consist of a single building with access to and from W. 27<sup>th</sup> St., internal parking, and an internal open space area. He noted that the site also would contain approximately 3,000 SF of open space fronting N. Church St., which would contain a hardscaped and landscaped entry to the building. Finally, he noted that the proposed streetscape improvements would include 8-foot sidewalks and 8-foot planting strips on each side of the site.

Mr. McDaniel and Mr. Moore offered to answer any questions from the attendees.

The Community Meeting was then devoted to a question, answer and comment session.

- An attendee asked about the proposed height of the building. Mr. McDaniel and Mr. Moore responded that it is capped at 75 feet, per the rezoning plan, which would be a five-story building.
- An attendee asked if any affordable housing was proposed for the site. Mr. McDaniel responded that no affordable housing is proposed.
- An attendee asked about the impact of this rezoning, if approved, on other parcels in area which are owned by their family. Mr. Shaffer explained that the rezoning petition applies only to the specific parcels identified in the petition, and would not result in a change in the zoning of any other parcels.

Mr. Shaffer thanked the attendees for participating, and advised that he was happy to answer any questions that arise after the Community Meeting. The meeting was then adjourned.

**CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:**

No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 12th day of May, 2022.

**Integra Land Company, Petitioner**

cc: Michael Russell, Charlotte Planning, Design and Development Department (via email)  
John Kinley, Charlotte Planning, Design and Development Department (via email)

## **Exhibit A**

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY

2021-259	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2021-259	07908501	MREC VISION NORTHEHD LLC			C/O VISION VENTURES OF CAROLINA LLC	PO BOX 36938		CHARLOTTE	NC	28236
2021-259	07908502	MREC VISION NORTHEHD LLC			C/O VISION VENTURES OF CAROLINA LLC	PO BOX 36938		CHARLOTTE	NC	28236
2021-259	07908503	FIRST MOUNT CALVARY BAPTIST	CHURCH			209 W 28TH ST		CHARLOTTE	NC	28206
2021-259	07908701	SUMMIT AVENUE NORTHEHD LLC				1440 SOUTH TRYON ST SUITE 104		CHARLOTTE	NC	28203
2021-259	07908702	SUMMIT AVENUE NORTHEHD LLC				1440 S TRYON ST STE 104		CHARLOTTE	NC	28203
2021-259	07908703	NEGUS PROPERITES LLC				4110 OAKTON RIDGE CT		MATTHEWS	NC	28105
2021-259	07908704	GUY	JAMES R JR		C/O GUY PROPERTIES	4401 E INDEPENDENCE BLVD	STE 204	CHARLOTTE	NC	28205
2021-259	07908705	HERNANDEZ	LUIS DAVID NAVA	FLOR YANELI HERNANDEZ	FIGUEROA	PO BOX 621887		CHARLOTTE	NC	28262
2021-259	07908706	MAINE INVESTMENT GROUP LLC				11115 WAXBERRY DR		CHARLOTTE	NC	28277
2021-259	07908707	ELECTRICAL CONSULTING ENGINEERS INC				2407 NORTH TRYON ST		CHARLOTTE	NC	28206
2021-259	07908708	ELECTRICAL CONSULTING ENGINEERS INC				2407 NORTH TRYON ST		CHARLOTTE	NC	28206
2021-259	07909301	SUMMIT AVENUE NORTHEHD LLC				1440 SOUTH TRYON ST SUITE 104		CHARLOTTE	NC	28203
2021-259	07909304	SUMMIT AVENUE NORTHEHD LLC				1440 SOUTH TRYON ST SUITE 104		CHARLOTTE	NC	28203
2021-259	07909305	SUMMIT AVENUE NORTHEHD LLC				1440 SOUTH TRYON ST SUITE 104		CHARLOTTE	NC	28203
2021-259	07909403	MREC VISION NORTHEHD LLC			C/O VISION VENTURES OF CAROLINA LLC	PO BOX 36938		CHARLOTTE	NC	28236
2021-259	07909405	MREC VISION NORTHEHD LLC			C/O VISION VENTURES OF CAROLINA LLC	PO BOX 36938		CHARLOTTE	NC	28236
2021-259	08301107	TBRL HOLDINGS GROUP LLC				2322 N TRYON ST		CHARLOTTE	NC	28206
2021-259	08301108	PARKER DAVIS CO INC				2310 N TRYON ST		CHARLOTTE	NC	28206
2021-259	08301110	FW OZ TRYON 2 LLC				1337 FERNCLIFF RD		CHARLOTTE	NC	28211
2021-259	08302501	HART	CYNTHIA A			1226 E 35TH ST		CHARLOTTE	NC	28205
2021-259	08302502	SMILEY AJ PROPERTIES LLC				10011 ALBERMARLE RD		CHARLOTTE	NC	28227
2021-259	08302503	HEATH	GILBERT ALLEN	HARRIET HEATH	FERGUSON	2755 ROLLINGS HILLS DR		MONROE	NC	28110
2021-259	08302504	NU & MINH INC				7732 LINDA LAKE DR		CHARLOTTE	NC	28215
2021-259	08302507	123 E 27 LLC				401 HAWTHORNE LN STE 110-240		CHARLOTTE	NC	28204

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2021-259	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2021-259	Belmont Community Association	Belmont Land Use Committee		815 E 20th St		Charlotte	NC	28205
2021-259	Belmont Community Association	Curtis	Bridges	724 E 17th St		Charlotte	NC	28205
2021-259	Belmont Community Association	Diane	Adams	1615 Pegram St		Charlotte	NC	28205
2021-259	Belmont Community Development Corporation	Carlene	Greene	700 Parkwood Ave. Ste 204		Charlotte	NC	28205
2021-259	Belmont Neighborhood Association	Stephen	Valder	1621 Allen St		Charlotte	NC	28205
2021-259	Berkeley Homeowners Association Inc.	Bob	Mohr	805 E 17th St		Charlotte	NC	28205
2021-259	Dillehay Courts	Lucille	Puckett	2621 N Pine St		Charlotte	NC	28206
2021-259	Druid Hills	Alan	Oliva Chapela	1019 LOMOND AVE		Charlotte	NC	28206
2021-259	Druid Hills Neighborhood Association	Darryl R.	Gaston	2313 Edison St				
2021-259	Edison Street Block Association	Darryl R.	Gaston	2313 Edison St				
2021-259	Ellington Park Homeowners Association	James	Collins	2404 Edison St		Charlotte	NC	28206
2021-259	Graham Heights	Kathryn	Johnson	2762 catalina ave.		Charlotte	North Carolina	28206
2021-259	Graham Heights Neighborhood Association	Jeff	Pharr	419 Norris Ave		Charlotte	NC	28206
2021-259	Graham Heights Neighborhood Association	Rosalyn	Davis	2210 Bancroft St		Charlotte	NC	28206
2021-259	Highland Mill Montessori Parent- Teacher Association	Tatjana	Eres	3201 Clemson Avenue		Charlotte	NC	28205
2021-259	Lockwood	Alice	Kibler	329 Plymouth Ave.		Charlotte	NC	28206
2021-259	Lockwood Neighborhood Association	Christopher	Dennis	445 Keswick Av		Charlotte	NC	28206
2021-259	Lockwood Neighborhood Association	India	Houston	233 Sylvania Ave		Charlotte	NC	28206
2021-259	Lockwood Neighborhood Association	Winston	Robinson	508 Sylvania Ave.		Charlotte	NC	28206
2021-259	Noda	Dr. Rodriguez	Finley	2120 N.Brevard street		Charlotte	North Carolina	28202
2021-259	NoDa	Brionna	Spells	3327 N DAVIDSON ST	105	Charlotte	NC	28205
2021-259	NoDa	Matt	Toffey	3027 N. Myers St.		Charlotte	NC	28205
2021-259	NoDa Neighborhood Association	Chamiese	Marion	1120 Leigh Avenue		Charlotte	NC	28205
2021-259	NoDa Neighborhood Association	Hollis	Nixon	3409 Ritch Av		Charlotte	NC	28206
2021-259	NoDa Vision	Jon	Branham	2604 Pinckney Av		Charlotte	NC	28277
2021-259	None	Mary	Brown	1211 Parkwood Ave		Charlotte	NC	28205
2021-259	North Druid Hills Community Association	Willie	Tabor	1435 Norris Avenue		Charlotte	NC	28206
2021-259	North Tryon	Jesse	Boyd	1210 N. Tryon St.		Charlotte	NC	28277
2021-259	Olde Concord Association	Ken	Hagood	1226 N Caldwell St		Charlotte	NC	28206
2021-259	Olde Georgetowne Homeowners Association	Patricia	Heard	412 E 17th		Charlotte	NC	28206
2021-259	Opt 12 Condominium Owners Association	Ben	Vandgrift	1214 N Caldwell St		Charlotte	NC	28206
2021-259	Optimist Park	Sarah	Edwards	2120 N Brevard St	120	Charlotte	NC	28206
2021-259	Optimist Park Community	James	Atkinson	405 E 19th St		Charlotte	NC	28206
2021-259	Optimist Park Community	Pauline	Simuel	412 E 18th Street		Charlotte	NC	28206
2021-259	Optimist Park Community	Valerie	Stepp	512 E 18th St		Charlotte	NC	28206
2021-259	Robinson Community Association	Clara	Konzelmann	3400 Ritch Av		Charlotte	NC	28206
2021-259	University Park Improvement Association	Hattie	Watkins	845 Woodside Av		Charlotte	NC	28205
2021-259	Villa Heights	Allison	Horinko	1109 Leigh Ave		Charlotte	NC	28205
2021-259	Villa Heights Community Organization	Chantelle	Morales	2105 Yadkin Ave		Charlotte	NC	28205
2021-259	Villa Heights Community Organization	Max	Carroll	1813 Parson Street		Charlotte	NC	28205
2021-259	Villa Heights Land Community Organization	Elise	Berman	2112 Yadkin Ave		Charlotte	NC	28205
2021-259	Villa Heights Neighborhood Association	Anne	Monsted	1100 Woodside Avenue		Charlotte	NC	28205

**Exhibit B**

## **NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING**

**Subject:** Community Meeting - **Rezoning Petition No. 2021-259** filed by Integra Land Company to request the rezoning of an approximately 3.57 acre site bound by the north side of North Tryon Street, east side of West 26th Street, west side of West 27th Street, and south side of North Church Street.

**Date and Time  
of Meeting:** Wednesday, May 11, 2022 at 6:30 p.m.

**Place of Meeting:** See Below for Information on How to Access the Virtual Community Meeting

We are assisting Integra Land Company (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 3.57 acre site bound by the north side of North Tryon Street, east side of West 26th Street, west side of West 27th Street, and south side of North Church Street from the I-2 zoning district to the MUDD (CD) zoning district. Enclosed is a map with the site outlined in red. The purpose of this rezoning request is to accommodate the development of a residential community on the site containing up to 350 multifamily dwelling units, at least 2,500 square feet of non-residential uses, and other uses permitted in the MUDD zoning district.

The Petitioner will hold a virtual Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design & Development Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, on behalf of the Petitioner, we invite you to participate in the virtual Community Meeting regarding this Rezoning Petition on Wednesday, May 11, 2022 at 6:30 p.m. Area residents and representatives of area organizations who would like to participate in the Community Meeting must email their personal email addresses to Ty Shaffer at [tshaffer@robinsonbradshaw.com](mailto:tshaffer@robinsonbradshaw.com) to receive an electronic invitation and link to the Community Meeting. If you do not have access to the internet or cannot otherwise participate in the Community Meeting and would like a hard copy of the presentation mailed to you, please contact Ty Shaffer at the email address or phone number below.

Once you log into the Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions.

The presentation will also be available on-line for review for a period of at least 10 days after the Community Meeting. The presentation will be posted on the Planning Department’s webpage for this Rezoning Petition (Rezoning Petition No. 2021-259), and the link to this webpage is: <https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2021Petitions/2021-259/Pages/default.aspx>. You can also continue to contact us with questions after the Community Meeting.

Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call Ty Shaffer at (704) 377-8142 or email Ty Shaffer at [tshaffer@robinsonbradshaw.com](mailto:tshaffer@robinsonbradshaw.com).

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Larken Egleston, Charlotte City Council District 1 (via email)  
Mr. John Kinley, Charlotte Planning, Design & Development Department (via email)  
Mr. Michael Russell, Charlotte Planning, Design & Development Department (via email)

Date Mailed: April 26, 2022



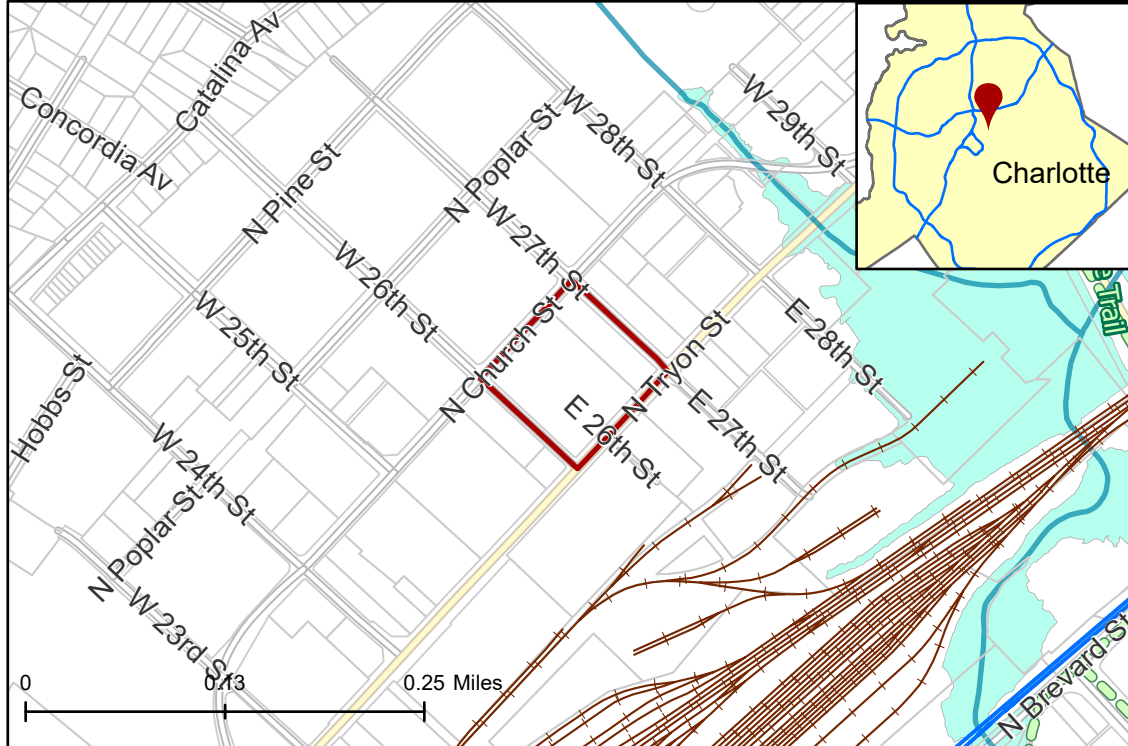
## 2021-259: Integra Land Company

**Current Zoning** I-2 (General Industrial)

**Requested Zoning** MUDD(CD) (Mixed Use Development District, Conditional)

Approximately 3.57 acres

### Location of Requested Rezoning



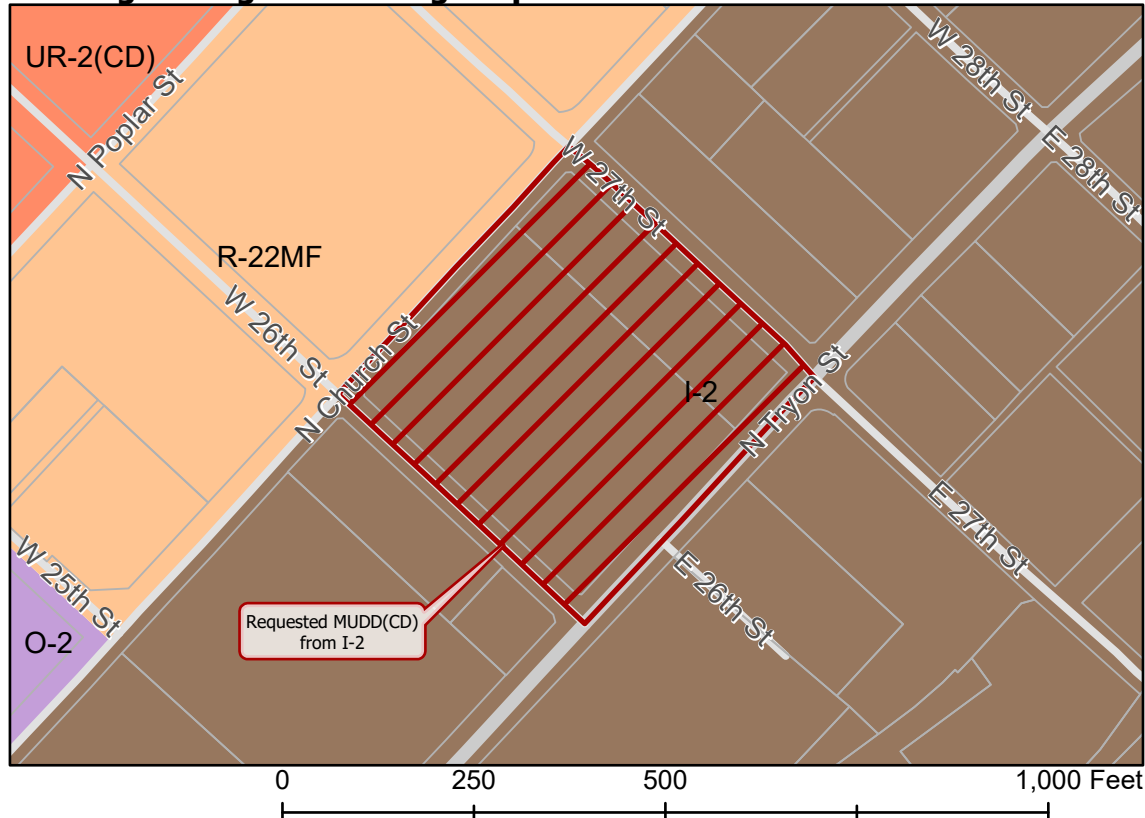
## Rezoning Map



- 2021-259
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- LYNX Blue Line
- Railway
- Streams
- FEMA Flood Plain
- City Council District
- 1-Larken Egleston



### Existing Zoning & Rezoning Request



- Requested MUDD(CD) from I-2

### Zoning Classification

- Multi-Family
- Urban Residential
- Office
- General Industrial



Map Created 3/15/2022

## **Exhibit C**

# Rezoning Petition No. 2021-259

Integra Land Company, Petitioner

Community Meeting

May 11, 2022

ROBINSON  
BRADSHAW

Charlotte : Research Triangle : Rock Hill  
[robinsonbradshaw.com](http://robinsonbradshaw.com)

## Project Team

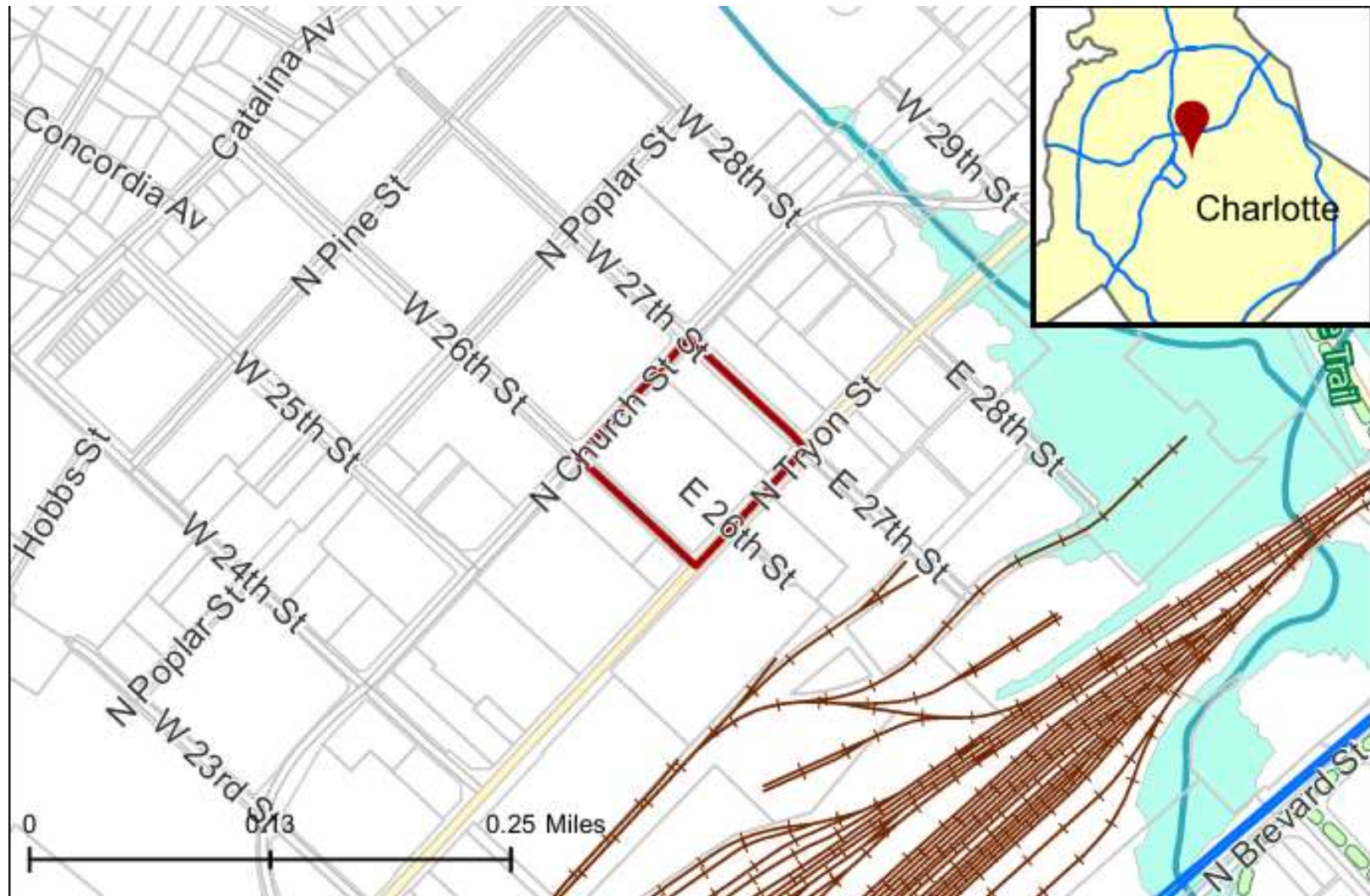
- Austin McDaniel, Integra Land Company
- Eddie Moore, McAdams
- Ty Shaffer, Robinson, Bradshaw & Hinson

## Rezoning Schedule

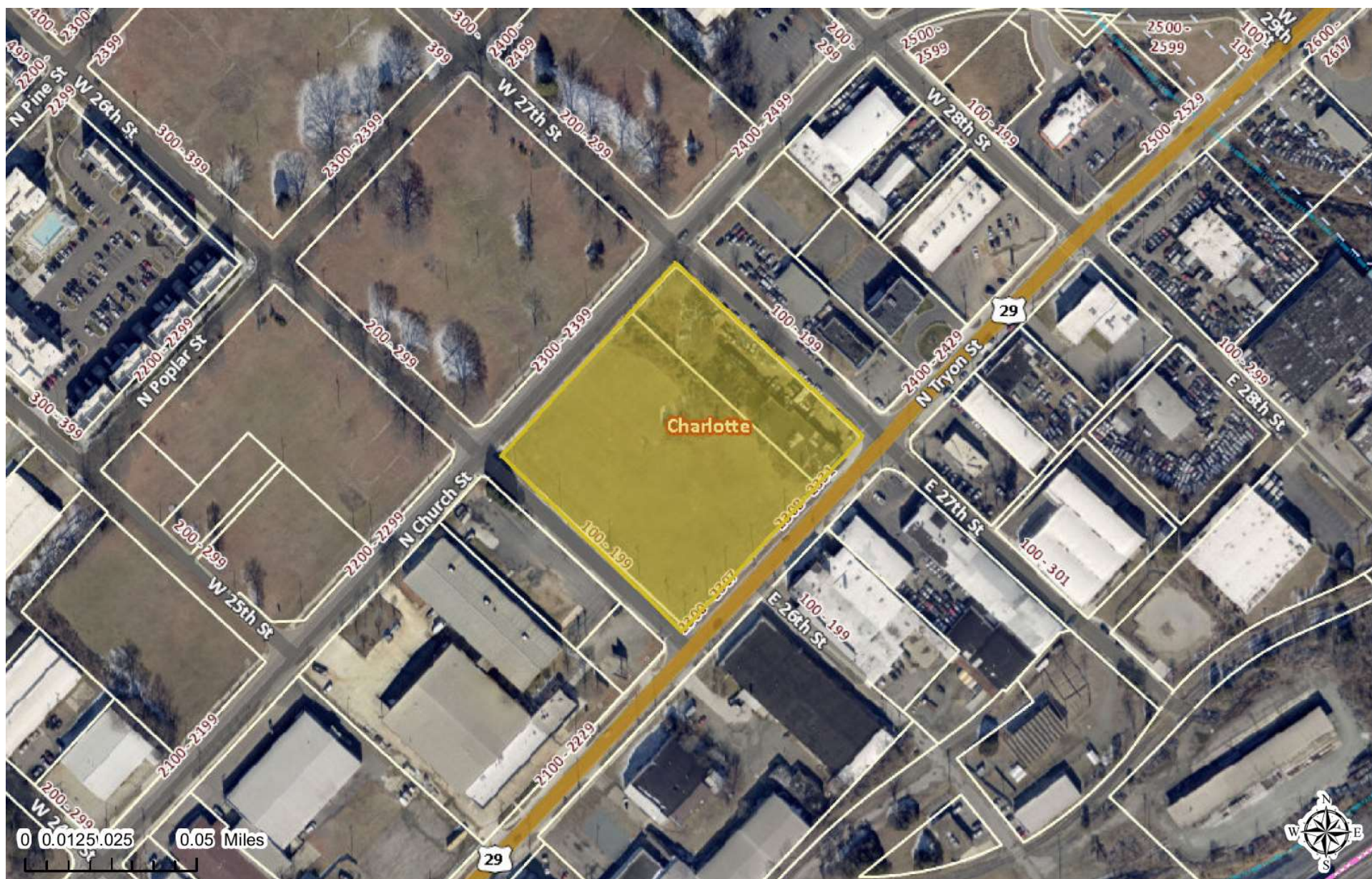
- Public Hearing: Monday, June 20, 2022 at 5:00 PM
- Zoning Committee: Tuesday, July 5, 2022 at 5:30 PM
- City Council Vote: Monday, July 18, 2022 at 5:00 PM



## Site – 3.57 acres









# Existing Zoning





# Rezoning Request

Requesting that the site be rezoned to the MUDD (CD) zoning district.

The request is to permit development of a residential community on the site that contains up to 350 apartments, at least 2,500 SF of non-residential uses, and other uses permitted in the MUDD zoning district.



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